184.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,800 / 985,800
					USE VALUE:	985,800 / 985,800
					ASSESSED:	985,800 / 985,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
384		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELIAS JEFFREY A/ANGELA L
Owner 2:	
Owner 3:	
Street 1:	384 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURACA BRENDA J -
Owner 2:	-
Street 1:	384 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Copm. Clap Exterior and 2752 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6275.000	559,600	400	425,800	985,800
Total Card	0.144	559,600	400	425,800	985,800
Total Parcel	0.144	559,600	400	425,800	985,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.26 /Parcel: 358.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123618

GIS Ref

GIS Ref

Insp Date 08/11/18

!14291!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	559,600	400	6,275.	425,800	985,800		Year end	12/23/2021
2021	101	FV	428,100	400	6,275.	425,800	854,300		Year End Roll	12/10/2020
2020	101	FV	428,100	400	6,275.	425,800	854,300	854,300	Year End Roll	12/18/2019
2019	101	FV	315,500	400	6,275.	425,800	741,700	741,700	Year End Roll	1/3/2019
2018	101	FV	314,700	400	6,275.	358,900	674,000	674,000	Year End Roll	12/20/2017
2017	101	FV	314,700	400	6,275.	328,500	643,600	643,600	Year End Roll	1/3/2017
2016	101	FV	314,700	400	6,275.	279,800	594,900	594,900	Year End	1/4/2016
2015	101	FV	307,300	500	6,275.	243,300	551,100	551,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:43:21

LAST REV

Date	Time
06/07/21	11:38:05
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14291

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURACA BRENDA J	46685-86		12/19/2005		450,000	No	No		
MURACA RAFFAEL	38519-77		3/26/2003	Family		No	No		
	16719-360		1/1/1986		156,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2020	142	Addition	200,000	O				
9/27/2013	1438	Manual	2,219	C				
6/11/2013	838	Addition	181,735					
7/12/2012	866	Manual	29,995					6.24kW pv solar pa
8/25/2003	729	Siding	18,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	BS	Barbara S
7/9/2018	MEAS&NOTICE	CC	Chris C
4/10/2014	Measured	PC	PHIL C
1/27/2014	Info Fm Prmt	EMK	Ellen K
7/12/2013	Info Fm Prmt	EMK	Ellen K
10/15/2008	Meas/Inspect	189	PATRIOT
3/28/2006	MLS	MM	Mary M
6/21/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123618
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6275		Sq. Ft.	Site		0	70.	0.97	7									425,774						425,800	

Total AC/HA:	0.14405	Total SF/SM:	6275	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,774	Spl Credit		Total:	425,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	30 - Vert RedWo	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10572910
Const Adj.:	0.98384619
Adj $ / SQ:	141.423
Other Features:	121615
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627388
Depreciation:	67758
Depreciated Total:	559630

COMMENTS

extra sink and jaq. tub in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

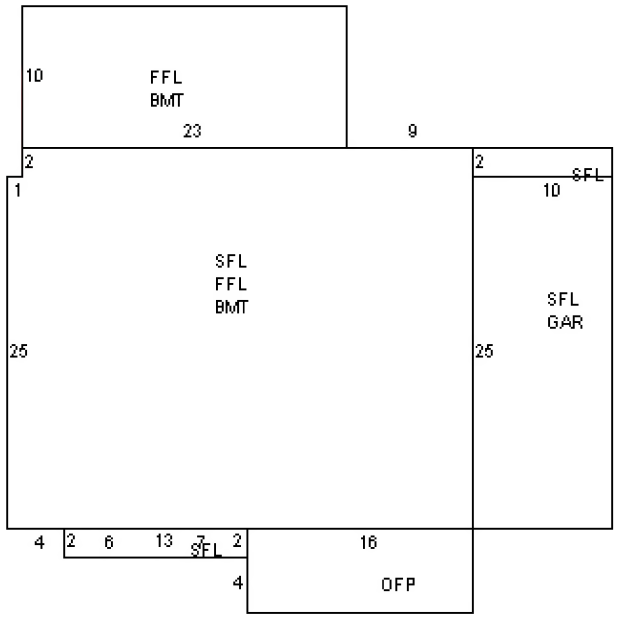
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.12
Special Features:	0	Val/Su Net:	148.47
Final Total:	559600	Val/Su SzAd	242.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,185	141.420	167,586
BMT	Basement	1,119	55.150	61,718
FFL	First Floor	1,119	141.420	158,252
GAR	Garage	250	24.600	6,149
OFP	Open Porch	96	33.140	3,182

Net Sketched Area:	3,769			Total:	396,887
Size Ad	2304	Gross Area	3769	FinArea	2752

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

184.0-0004-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	1970	4.85	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400